



Flat 1, The Dun Horse Brighton Road, Mannings Heath

Guide Price £270,000

Flat 1

The Dun Horse Brighton Road, Horsham

A unique and beautifully presented one double bedroom ground floor apartment with private garden and share of freehold.

The accommodation comprises: kitchen/sitting/dining room fitted with an attractive range of units and integrated appliances, modern bathroom and double sized bedroom with fitted storage/airing cupboard, and door onto garden.

Benefits include high ceilings, electric heating, double glazed windows. In addition the property is equipped with air conditioning that provides both cooling and heating, ensuring comfort throughout the year. There is ample parking to the front of the property. The tiered rear garden offers a good degree of privacy and is lawned with paved patio, substantial decked seating area, stocked border and side access.

The property was converted from a public house into a select development of only 4 residential homes in 2020 and is located close to transport links, country walks and Horsham town centre.





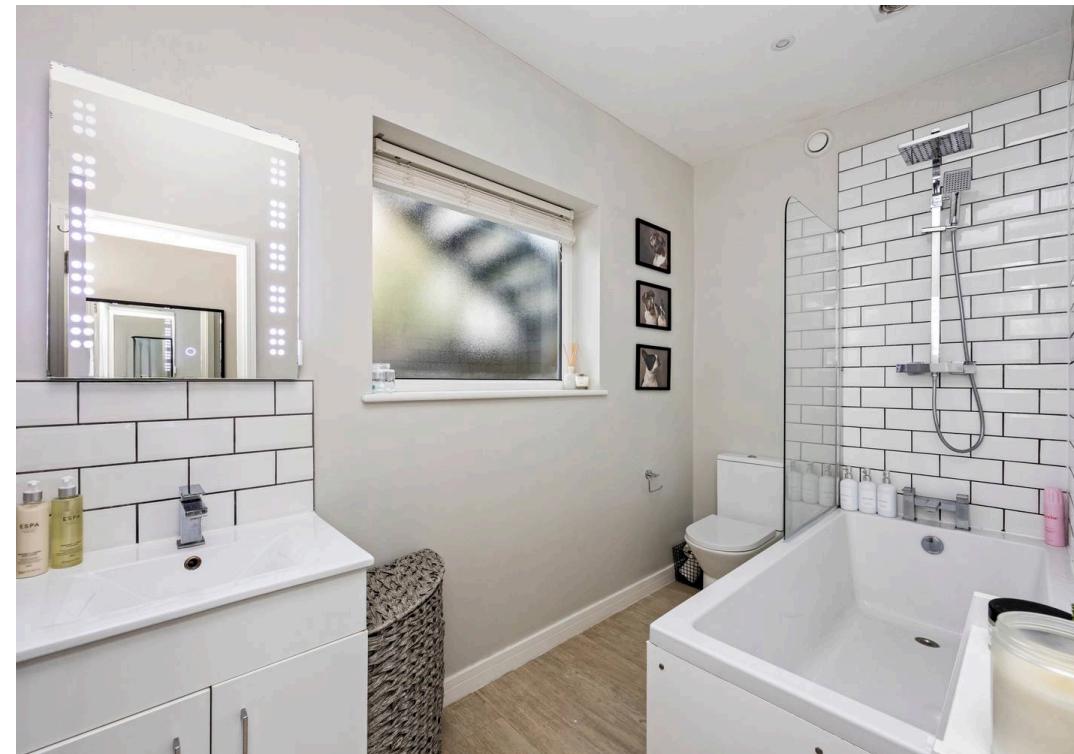


Brighton Road

Approximate Area = 484.37 sq ft / 45.0 sq m

Total = 484.37 sq ft / 45.0 sq m

For identification only - not to scale



Mannings Heath is a charming and sought-after village nestled in the heart of the West Sussex countryside offering the perfect balance of rural living with easy access to local amenities. The village boasts a highly regarded golf course, picturesque walks, and a welcoming community, making it an ideal location for families and professionals alike. With excellent transport links to nearby towns such as Horsham and Crawley, as well as quick connections to London via the nearby A23 and M23. There is an excellent choice of schools in the area including the highly regarded Christ Hospital school and Farlington. State schools include St Andrew's CofE Primary School in Nuthurst with a local school bus services providing convenient access. Secondary education options include Forest School and Millais School, both located in Horsham.

Tenure: Share of Freehold.

Agent note - Service/ Maintenance charge
£1,465.00 per annum (approx.)

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.